071.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,109,900 / 1,109,900
					USE VALUE:	1,109,900 / 1,109,900
					ASSESSED:	1,109,900 / 1,109,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZOELLER RAPHAEL A	
Owner 2:	ZOELLER KAREN F	
Owner 3:		
Street 1:	6 BEVERLY ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 16,322 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Brick Veneer Exterior and 3387 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16322.000	473,100		636,800	1,109,900
Total Card	0.375	473,100		636,800	1,109,900
Total Parcel	0.375	473,100		636,800	1,109,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.72 | /Parcel: 327.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	44963
GIS Ref	
GIS Ref	
Insp Date	10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0001-0002.0

!6014!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	472,800	0	16,322.	636,800	1,109,600	1,109,600	Year End Roll	12/18/2019
2019	101	FV	376,400	0	16,322.	636,800	1,013,200	1,013,200	Year End Roll	1/3/2019
2018	101	FV	376,400	0	16,322.	545,800	922,200	922,200	Year End Roll	12/20/2017
2017	101	FV	376,400	0	16,322.	509,400	885,800	885,800	Year End Roll	1/3/2017
2016	101	FV	376,400	0	16,322.	436,600	813,000	813,000	Year End	1/4/2016
2015	101	FV	353,700	0	16,322.	391,200	744,900	744,900	Year End Roll	12/11/2014
2014	101	FV	353,700	0	16,322.	362,000	715,700	715,700	Year End Roll	12/16/2013
2013	101	FV	353,700	0	16,322.	345,200	698,900	698,900		12/13/2012

PRINT

Date	Time
12/10/20	20:49:54

LAST REV

Date	Time
10/28/20	09:15:13

danam

USER DEFINED

Prior Id # 1:	44963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALLOY DAISY M	1229-40		10/27/2000	Family	495,000	No	No	4	
	455-265		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	952	Addition	223,000	O				
11/15/2011	1149	Manual	3,800					new steps
7/12/2004	716	Dormers	40,000			G6	GR FY06	12X20 DORMER
10/31/2001	815	Redo Kit	14,000	C				REMODEL KITCHEN-OP

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
4/16/2009	Meas/Inspect	163	PATRIOT
7/30/2008	External Ins	BR	B Rossignol
4/6/2005	MLS	BR	B Rossignol
4/6/2005	Permit Visit	BR	B Rossignol
2/24/2001	MLS	MM	Mary M
4/19/2000	Inspected	243	PATRIOT
11/2/1999	Mailer Sent		
10/8/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16322		Sq. Ft.	Site		0	70.	0.56	4									636,760						636,800	

Total AC/HA:	0.37470	Total SF/SM:	16322	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	636,760	Spl Credit		Total:	636,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.10741663
Const Adj.:	1.02435541
Adj $ / SQ:	119.111
Other Features:	113500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581153
Depreciation:	108094
Depreciated Total:	473058

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2			HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

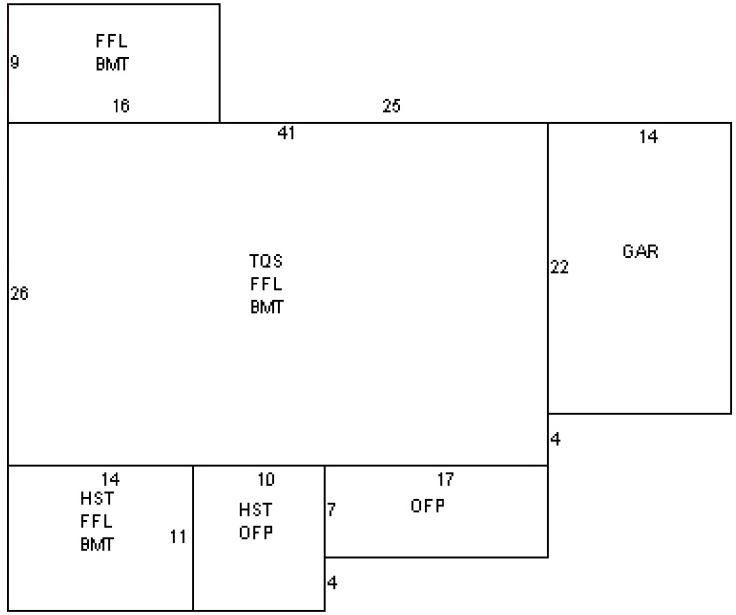
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.12
Special Features:	0	Val/Su Net:	112.72
Final Total:	473100	Val/Su SzAd	206.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,364	59.030	80,519
FFL	First Floor	1,364	119.110	162,467
TQS	3/4 Story	800	119.110	95,229
GAR	Garage	308	23.680	7,293
OFP	Open Porch	229	24.280	5,561
HST	Half Story	132	119.110	15,723
	Net Sketched Area:	4,197	Total:	366,792
Size Ad	2295.5	Gross Are	4595	FinArea 3387

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	